





15

## Planning Commission Staff Report

**TO:** PLANNING COMMISSION / DESIGN REVIEW BOARD

**FROM:** AMY TEMES, INTERIM PRINCIPAL PLANNER (480) 503-6729, AMY.TEMES@GILBERTAZ.GOV 

**THROUGH:** CATHERINE LORBEER, AICP, INTERIM PLANNING MANAGER (480) 503-6016, CATHERINE.LORBEER@GILBERTAZ.GOV 

**MEETING DATE:** AUGUST 1, 2018

**SUBJECT:** DR18-48, GILBERT FAMILY GENERAL HOSPITAL

**STRATEGIC INITIATIVE:** Economic Development

To develop a health care facility within Val Vista Square/Main Street Commons Lot 2.

### RECOMMENDED MOTION

Approve the Findings of Fact and approve DR18-48, Gilbert Family General Hospital: site plan, landscape, grading and drainage, elevations, floor plans, lighting, colors and materials for approximately 1.48 acres, generally located at the southeast corner of Val Vista Drive and Market Street and zoned Regional Commercial (RC) with a Planned Area Development (PAD) overlay.

### APPLICANT/OWNER

Company: Coaction Development Group  
Name: Fernando Estrada  
Address: 2727 W. Fry Rd #210  
Chandler, AZ 85224  
Phone: 480-499-4447  
Email: Fernando.Estrada@coactiongrp.com

Company: KWB LLC  
Name: Danny Amundson  
Address: 1113 S. Minnesota Ave  
Sioux Falls, SD 57106  
Phone: 605-275-9499  
Email: damundson@kwblc.com



## **BACKGROUND/DISCUSSION**

### **History**

<b>Date</b>	<b>Description</b>
<i>September 28, 1999</i>	The Town Council approved a General Plan amendment and Specific Area Plan (GP98-5) for the Spectrum at Val Vista. Town Council approved the zoning (Z99-6) for Spectrum at Val Vista by adopting Ordinance No. 1209.
<i>June 20, 2000</i>	Town Council approved Z99-65 and Ordinance No. 1285, an amendment to the Spectrum at Val Vista PAD to add conditions and amend the development plan.
<i>October 1, 2002</i>	Town Council approved Z01-20, the third amendment to the Spectrum at Val Vista PAD, by adopting Ordinance No. 1431. This case added new conditions and changed the zoning and boundaries on several parcels within the Spectrum at Val Vista PAD. Parcels 13 and 29 were rezoned to commercial zoning C-2, (Main Street Commons Parcel 9 is within Spectrum Parcel 29).
<i>March 15, 2005</i>	Town Council approved an amendment (Z04-41) to the Spectrum at Val Vista PAD for the Main Street Commons development (Ordinance No. 1641).
<i>March 24, 2005</i>	Design Review Board approved DR04-127, Main Street Commons (MSC) of the Spectrum PAD. Parcel 13 was shown with retail, restaurant, office and bank uses. Parcel 29 was shown with retail, fitness club, hotel office and residential uses, (MSC Parcel 9 is within Spectrum Parcel 29).
<i>July 27, 2010</i>	Town Council approved Z10-06 for Winco, amending the Development Plan for Parcel 9.
<i>August 16, 2012</i>	Town Council approved Ordinance No. 2380 in Case Z12-09 removing 51 acres from the Main Street Common PAD and creating the Val Vista Square (VV2) PAD with a new Development Plan.
<i>July 10, 2014</i>	Design Review Board approved DR14-06 Val Vista Square Design Guidelines.
<i>November 2, 2016</i>	The Planning Commission/Design Review Board approved DR16-28 for Home2 and Candlewood Suites Hotels.
<i>July 11, 2018</i>	Planning Commission discussed DR18-48 Gilbert Family General Hospital at study session.

### **Overview**

Coaction Development Group is proposing the construction of a new 15,437 SF micro-hospital. The small-format hospital will include emergency services, a surgical suite, (4) in-patient bedrooms, treatment and triage, imaging, pharmacy, kitchen, staff lounge and showers, and support areas. Hospital hours of operation will be 24 hours 7 days a week.



The site is designed to coordinate with the previously approved “Home 2 Suites and Candlewood Suites” master site plan (Case No. DR16-28). The facility will be accessed from the private loop road and a shared entrance from Market Street.

	<b>Existing Land Use Classification</b>	<b>Existing Zoning</b>	<b>Existing Use</b>
North	Regional Commercial	Regional Commercial PAD	Market Street then the Veteran’s Administration Clinic
South	Regional Commercial	Regional Commercial PAD	Private drive and then the Mountainside Fitness Building
East	Regional Commercial	Regional Commercial PAD	Private drive and then HyattPlace
West	General Commercial	General Commercial PAD	Val Vista Drive and then the SanTan Motorplex
Site	Regional Commercial	Regional Commercial PAD	Vacant

#### **Project Data Table**

<b>Site Development Regulations</b>	<b>Required per LDC and Ordinance No. 2380</b>	<b>Proposed Micro Hospital</b>
Building Square Footage		15,437 sf
Maximum Building Height (ft.)/(Stories)	90’ / 6 story	36’/ 1 story
Minimum Building Setback (ft.)		
Front to Val Vista Drive	25’	25’
Side to market Street	20’	20’
Side Non-residential	20’ measured from centerline of private drive	20’
Rear	0’ internal	0’
Minimum Required Perimeter Landscape Area (ft.)		
Front to Val Vista Drive	25’	25’
Side to Market Street	20’	20’
Side	20’ measure to center line of private drive	20’
Rear	0’ internal	0’
Off-Street Parking and Loading	1.5 spaces per bed 6 spaces required 3 passenger loading spaces	32 spaces provided 1 ambulance drop-off- 3 passenger loading spaces



## **DISCUSSION**

### **Site**

The site is part of the existing master site plan for Home 2 Suites and Candlewood Suites. The main entries are off of a private drive to the south and Market Street to the north. The main patient entry is located on the south elevation with a canopy feature, 3 passenger drop-off spaces and patient/visitor parking. A single covered ambulance entry is on the east side. The back of house is located on the north side with, emergency generator, refuse enclosure, SES panel and employee parking.

### **Landscape**

The plant material pallet is consistent with the Val Vista Square/Main Street Commons Design Guidelines. Trees consist of Swan Hill Olive, Desert Museum Palo Verde, Chinese Pistache and seedless Hybrid Mesquite. Shrubs are a mix of Mexican Bird of Paradise, Toothless Desert Spoon, Euphorbia, RedYucca, Sage, Deer Grass, Tecoma, and Jojoba. Ground covers are Bush Morning Glory, Lanatana, Flattop Buckwheat and Yellow Dot. Green screen trellis house Lilac and Pink Trumpet Vines.

### **Grading and Drainage**

The proposed grading and drainage plan generally meets the requirements of the Town of Gilbert's Engineering Division. A majority of the retention is underground with a few small retention basins along the right-of-way.

### **Elevations, Floor Plan, Colors and Materials**

The proposed single-story structure was revised based on study session and additional post meeting feedback. Staff finds the colors, materials and design to be consistent with the design guidelines and surrounding architecture. The Val Vista Drive frontage was enhanced with angled window wings, green screens and 4" wall recesses with bronze ACM panels. Score lines/Joints used for architectural detail shall be a minimum of 3/4". The applicant modified the roof top mechanical screening to better relate to the building massing. The metal louvers have been adjusted to be bronze, matching the look of the bronze ACM panels. The ACM panels have also been added to the entry massing behind future signage. Staff notes that sign raceways will not be permitted on the ACM panels. The entry massing measure 36' to the top of parapet. The top of mechanical screening is 28' and the remaining parapet is at 22'. Entry canopies are 16' to top of the structure. Comments from study session included better color blocking which the applicant responded to by adding the contrasting bronze panels and shifting the locations of various colors. EIFS colors are Dunn Edwards Cold Morning, Fine Grain and Wooden Pegs. All metals are bronze. The CMU for service areas and screening are Echelon Trenwyth Goldstone.

### **Lighting**

There are only 3 lighting types proposed, parking lot, down lights, and wall fixtures. The parking lot lights are to be bronze, if they are affixed to a concrete base the base must be painted Dunn Edwards Fine Grain. The WST wall sconces shall be bronze to match the accent features. The can lights are standard Gotham fixtures at a 3500 heat level. All site lighting will be required to comply with Town codes.



**Signage**

Signage is not included in this approval. Administrative Design Review approval is required prior to permitting amending the Master Sign Plan (DR05-24).

**PUBLIC NOTIFICATION AND INPUT**

An official notice was posted in all the required public places within the Town and neighborhood notice was provided per the requirements of the Land Development Code (LDC) Article 5.205.

Staff has received no comment from the public.

**STAFF RECOMMENDATION**

Approve the Findings of Fact and approve DR18-48, Gilbert Family General Hospital: site plan, landscape, grading and drainage, elevations, floor plans, lighting, colors and materials for approximately 1.48 acres, generally located at the southeast corner of Val Vista Drive and Market Street and zoned Regional Commercial (RC) with a Planned Area Development (PAD) overlay, subject to conditions:

1. Construction of the project shall conform to the exhibits approved by the Planning Commission at the August 1, 2018 public hearing.
2. The construction site plan documents shall incorporate the Standard Commercial and Industrial Site Plan Notes adopted by the Design Review Board on March 11, 2004.
3. Signage is not included in this approval. Administrative Design Review approval is required prior to submitting for sign permits.

Respectfully submitted,

Amy Temes  
Interim Principal Planner

**Attachments and Enclosures:**

- 1) Finding of Fact
- 2) Notice of Public Hearing
- 3) Master Site Plan
- 4) Site Plan with Details
- 5) Landscape
- 6) Grading and Drainage
- 7) Colors and Materials
- 8) Elevations with Perspectives
- 9) Floor Plans
- 10) Lighting



**FINDINGS OF FACT**  
**DR18-48, Gilbert Family General Hospital**

1. The project as conditioned is consistent with the applicable Design Guidelines;
2. The project conforms to the General Plan, and specifically to the Land Use, Community Design, and Environmental Planning Elements;
3. The project is consistent with all applicable provisions of the Zoning Code;
4. The project is compatible with adjacent and nearby development; and
5. The project design provides for safe and efficient provisions of public services.



## **Notice of Public Hearing**

**PLANNING COMMISSION DATE:**

**Wednesday, August 1, 2018\* TIME: 6:00 PM**

**LOCATION: Gilbert Municipal Center  
Council Chambers  
50 E. Civic Center Drive  
Gilbert, Arizona 85296**

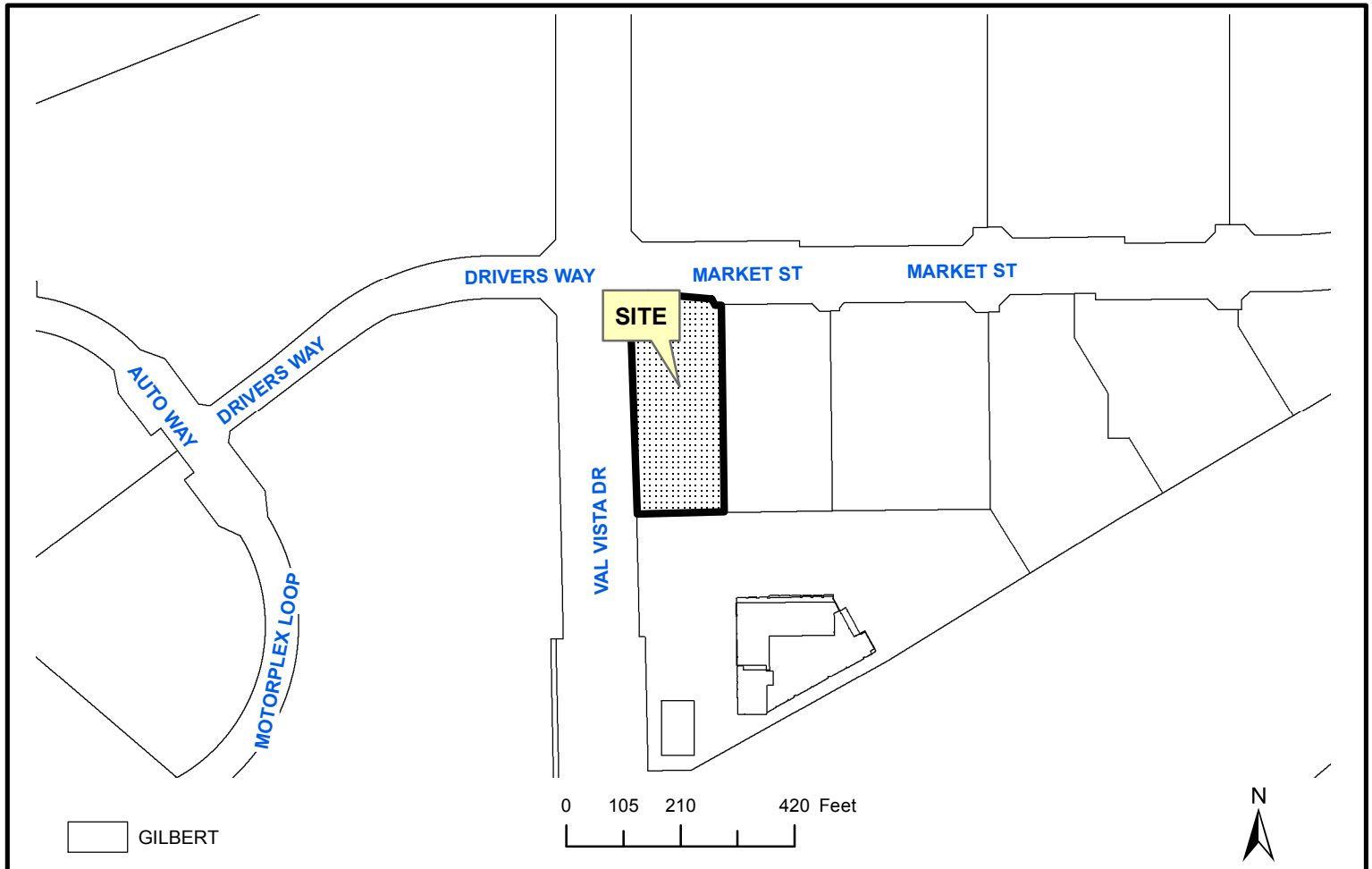
**\* Call Planning Department to verify date and time:  
(480) 503-6729**

\* The application is available for public review at the Town of Gilbert Development Services division Monday - Thursday 7 a.m. - 6 p.m. Staff reports are available the Monday prior to the meeting at <https://www.gilbertaz.gov/departments/development-services/planning-development/planning-commission>

### ***REQUESTED ACTION:***

DR18-48, GILBERT FAMILY GENERAL HOSPITAL: Site plan, landscaping, grading and drainage, building elevations, colors and materials, and lighting for approximately 1.5 acres, generally located southeast corner of Val Vista Drive and Market Street, and zoned Regional Commercial with a Planned Area Development (PAD) overlay.

### ***SITE LOCATION:***



**APPLICANT: Coaction Development Group LLC  
CONTACT: Fernando Estrada  
ADDRESS: 2727 W. Frye Road, Ste. 210  
Chandler, AZ 85224**

**TELEPHONE: (480) 499-4447  
E-MAIL: [Fernando.Estrada@coactiongrp.com](mailto:Fernando.Estrada@coactiongrp.com)**



GILBERT FAMILY GENERAL HOSPITAL

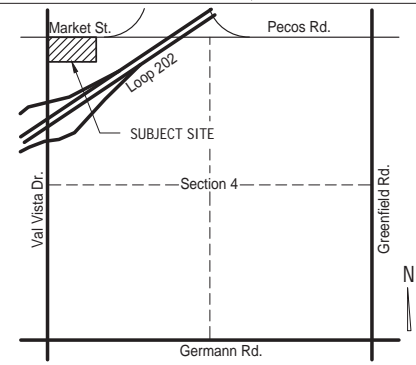
LOT 2C OF PARCEL 8  
SPECTRUM COMMERCIAL CORE RE-PLAT  
SEC OF S. VAL VISTA DR & S. MARKET ST.  
GILBERT, AZ

DEVELOPER  
COACTION DEVELOPMENT GROUP, LLC  
2727 W. FRYE ROAD, SUITE #210  
CHANDLER, AZ 85224  
CONTACT: JARED COX, PE  
T. 480.719.8048  
E. JARED.COX@COACTIONGRP.COM

ARCHITECT  
COACTION ARCHITECTURAL GROUP, LLC  
2727 W. FRYE ROAD, SUITE #210  
CHANDLER, AZ 85224  
CONTACT: DAVID DERR, RA  
T. 480.499.4723  
E. DAVID.DERR@COACTIONGRP.COM

CIVIL ENGINEER  
COACTION DEVELOPMENT GROUP, LLC  
2727 W. FRYE ROAD, SUITE #210  
CHANDLER, AZ 85224  
CONTACT: JARED COX, PE  
T. 480.719.8048  
E. JARED.COX@COACTIONGRP.COM

VICINITY MAP, NTS -



DR18-48: Gilbert Family General Hospital  
Attachment 3: Master Site Plan  
August 1, 2018



PROJECT DATA

DESCRIPTION: Construction type II-B, Small-format General Hospital providing emergency, imaging, surgical, & in-patient services, with required landscaping, parking, and site improvements.

EXISTING ZONING: RC (REGIONAL COMMERCIAL)  
SAN TAN FREEWAY OVERLAY DISTRICT (AREA 5)  
VAL VISTA COMMONS OVERLAY

PROPOSED ZONING: RC (REGIONAL COMMERCIAL)  
SAN TAN FREEWAY OVERLAY DISTRICT (AREA 5)

PROPOSED USE: HOSPITAL

APN: 304-53-560

PARCEL AREA: 64,368 SF (±1.48 AC)

BUILDING AREA: ±16,058 SF

LOT COVERAGE: 16,058 SF / 64,368 SF = 0.249 (25%)

BUILDING HEIGHT: Max. Permitted - 55', Proposed - 36'

STREET THEME DISTRICT: 12 - CHINESE PISTACHE, EVERGREEN ELM

SETBACKS:

BUILDING FRONT: 25' (VAL VISTA)  
SIDE: 20' (NON-RESIDENTIAL)  
20' (STREET, MARKET & PRIVATE)  
REAR: 20' (NON-RESIDENTIAL)

LANDSCAPE FRONT: 25' (VAL VISTA)  
SIDE: 20' (NON-RESIDENTIAL)  
20' (STREET, MARKET & PRIVATE)  
REAR: 20' (NON-RESIDENTIAL)

PARKING

HOSPITAL: 1.5 SPACES PER BED  
PARKING REQUIRED: 1.5 X 4 BEDS = **6 SPACES**  
PARKING PROVIDED: **32 SPACES**  
ADA PARKING REQUIRED: 2 SPACES  
ADA PARKING PROVIDED: **3 SPACES + 1 VAN ACCESSIBLE SPACE**  
BIKE PARKING REQUIRED: 1 BIKE PER 40 VEHICLE SPACES, 4 SPACES MIN.  
BIKE PARKING PROVIDED: **5 BIKE SPACES**

AREA DATA TABLE

	QUANTITY	ACREAGE	%
TOTAL AREA (SF)	64,368	1.48	100
BUILDING FOOTPRINT (SF)	16,058	0.37	25
TOTAL CONCRETE AREA (SF)	4,750	0.12	7
TOTAL PAVEMENT AREA (SF)	19,409	0.44	30
TOTAL LANDSCAPED AREA (SF)	10,305	0.24	16
CONCRETE CURB/GUTTER (LINEAL FT)	1,326		
SEWER LINE (LINEAL FT)	178		
WATER LINE (LINEAL FT)	152		
ELECTRICAL LINE (LINEAL FT)	108		

SHEET LIST

- SP-1 OVERALL SITE PLAN
- SP-2 CONCEPTUAL SITE PLAN
- SP-3 ARCHITECTURAL SITE DETAILS
- SP-4 ARCHITECTURAL SITE DETAILS

Initial Drawing Date:  
05 | 05 | 2017

- Revisions:
- 10.1.2017 PROTOTYPE-A
  - 03.28.2018 DESIGN REVIEW
  - 06.13.2018 1ST REVIEW COMMENTS
  - 07.20.2018 STUDY SESSION COMMENTS
  - DESC
  - DESC
  - DESC
  - DESC
  - DESC
  - DESC
  - DESC

Coaction Project Number:  
17.004

GILBERT FAMILY GENERAL HOSPITAL  
SEC OF S. VAL VISTA DR & S. MARKET ST.  
GILBERT, AZ

SP.1

NOTE: ALL SITE DATA & DESIGN ELEMENTS ARE FOR PRELIMINARY PLANNING PURPOSES ONLY AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.



OVERALL SITE PLAN

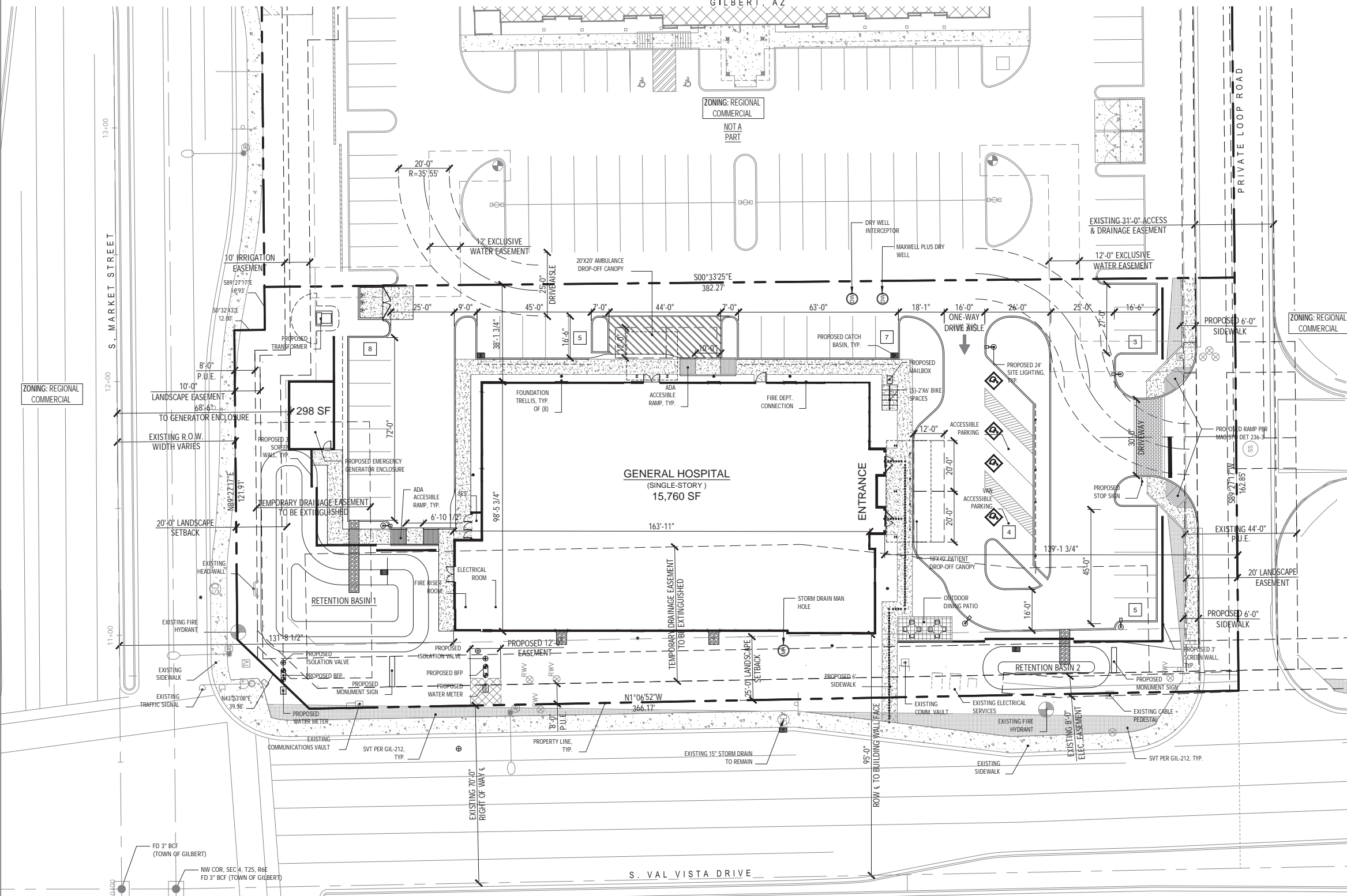
SCALE: 1:40





GILBERT FAMILY GENERAL HOSPITAL

LOT 2C OF PARCEL 8  
SPECTRUM COMMERCIAL CORE RE-PLAT  
SEC OF S. VAL VISTA DR & S. MARKET ST.  
GILBERT, AZ



- SITE PLAN NOTES:**
1. ALL UTILITY LINES LESS THAN 69 KV ON OR CONTIGUOUS TO THE SITE SHALL BE INSTALLED OR RELOCATED UNDER GROUND.
  2. ALL TRASH ENCLOSURES SHALL INCLUDE FULLY OPAQUE SCREENING GATES, FINISHED AND PAINTED TO MATCH THE ENCLOSURE. SCREENING GATES SHALL NOT OPEN INTO VEHICULAR DRIVE AISLES. TRASH ENCLOSURES ARE NOT REQUIRED IN INDUSTRIAL DISTRICTS IF LOCATED INSIDE AN ENCLOSED YARD WHICH IS SCREENED BY A PERIMETER WALL AT LEAST 6 FEET IN HEIGHT.
  3. ALL OUTDOOR STORAGE AREAS FOR STORAGE OF MATERIALS AND EQUIPMENT SHALL BE FULLY SCREENED FROM VIEW BY AN 8' SOLID MASONRY WALL. INDUSTRIAL STORAGE SCREEN WALLS SHALL BE FINISHED WHERE THEY ARE EXPOSED TO PUBLIC VIEW FROM STREETS OR ADJACENT NON-INDUSTRIAL USES.
  4. S.E.S. PANELS AND ANY OTHER ABOVE GROUND UTILITY CABINET SHALL BE FULLY SCREENED FROM VIEW FROM STREETS OR FROM AREAS ACCESSIBLE TO CUSTOMERS AND THE GENERAL PUBLIC. SCREENING MAYBE ACCOMPLISHED BY ANY ONE OF THE FOLLOWING METHODS:  
A. FULLY RECESSING THE CABINET INTO THE BUILDING AND ENCLOSING IT BY A SOLID DOOR OR DOORS SEPARATE FROM THE CABINET;  
B. SCREENING WITH A DECORATIVE MASONRY WALL OF THE SAME HEIGHT AS THE PANEL. THE SCREEN WALL MAY BE L-SHAPED, U-SHAPED OR A STRAIGHT WALL PARALLEL TO THE CABINET, DEPENDING ON THE LOCATION OF THE CABINET;  
C. AN ALTERNATIVE SCREENING METHOD APPROVED BY THE PLANNING DEPARTMENT PRIOR TO ISSUANCE OF ANY PERMITS.
  5. THE LOCATION OF ALL ELECTRICAL UTILITY EQUIPMENT SHALL BE IDENTIFIED ON THE CONSTRUCTION PLANS.
  6. ROOF-MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY EITHER ONE OF THE FOLLOWING METHODS:  
A. THE PARAPET WALL OF THE BUILDING SHALL EQUAL OR EXCEED THE HEIGHT OF THE MECHANICAL UNITS, OR;  
B. BY LOCATING THE MECHANICAL EQUIPMENT BEHIND THE ROOF PLANES IN THE CASE OF MANSARD, HIP OR OTHER THAN FLAT ROOF.
  7. ROOF MOUNTED MECHANICAL EQUIPMENT ENCLOSURES OR EQUIPMENT SCREEN WALLS SHALL NOT PROJECT ABOVE THE ROOF PARAPET. TO THE EXTENT PERMITTED BY LAW, SATELLITE DISHES SHALL BE FULLY SCREENED BY A PARAPET WALL.
  9. GROUND MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED FROM VIEW (FROM STREETS OR SURROUNDING COMMERCIAL USES) BY A COMBINATION OF DECORATIVE WALLS AND AN EVERGREEN VEGETATIVE HEDGE EQUAL TO OR EXCEEDING THE HEIGHT OF THE EQUIPMENT.
  10. PNEUMATIC TUBES, WHETHER METAL OR PLASTIC, SHALL BE EITHER:  
A. ENCLOSED IN PLASTERS, COLUMNS OR OTHER ARCHITECTURAL FEATURES OF THE CANOPY OR BUILDING, OR;  
B. ROUTED UNDERGROUND.
  11. ALL BACKFLOW PREVENTION DEVICES LARGER THAN 2" SHALL BE SCREENED WITH LANDSCAPE LOCATED WITHIN A 6' RADIUS OF THE DEVICE. ALL BACKFLOW PREVENTERS 2" OR SMALLER SHALL BE PLACED IN A LOCKED WIRE MESH CAGE PAINTED TO MATCH THE PRIMARY BUILDING COLOR.
  12. ALL FREESTANDING LIGHT POLES SHALL:  
A. BE LOCATED WITHIN LANDSCAPED AREAS OR PLANTER ISLANDS.  
B. HAVE CONCRETE BASES PAINTED TO MATCH THE PRIMARY BUILDING COLOR OR FINISHED TO MATCH PARKING SCREEN WALLS. CONCRETE BASES FOR LIGHT POLES SHALL NOT EXCEED A HEIGHT OF 30" FROM ADJACENT GRADE.  
C. BE LOCATED TO AVOID CONFLICT WITH TREES.
  13. SITE LIGHTING SHALL COMPLY WITH THE LIGHT AND GLARE CRITERIA SET FORTH IN SECTION 4.103 OF THE LDC, INCLUDING A MAXIMUM FREESTANDING LIGHT FIXTURE HEIGHT OF 25'.
  14. LANDSCAPED AREAS ADJACENT TO PUBLIC RIGHT-OF-WAY SHALL BE MOUNDED AND NATURALLY CONTOURED. NO MORE THAN 50% OF THE REQUIRED (RIGHT-OF-WAY AND LANDSCAPING TRACTS) LANDSCAPING FRONTING ADJACENT STREETS MAY BE USED FOR RETENTION. RETENTION AREA SIDE SLOPES SHALL BE VARIED, AND NO SLOPE SHALL EXCEED A 4:1 MAXIMUM.
  15. COMMERCIAL BUILDING DOWNSPOUTS SHALL BE INTERNALIZED. INDUSTRIAL BUILDINGS MAY USE EXPOSED DOWNSPOUTS IF ARTICULATED WITH THE ARCHITECTURE OF THE BUILDING AND BUILT WITH A DURABLE MATERIAL SUCH AS STEEL.
  16. COMMERCIAL DEVELOPMENT VEHICULAR ACCESS POINTS AND PEDESTRIAN ACCESS WAYS SHALL INCLUDE SPECIAL PAVING TREATMENT SUCH AS INTEGRAL COLORED STAMPED CONCRETE, BOAMANTE, OR SIMILAR ALTERNATIVE. LOCATION AND MATERIAL SHALL BE REVIEWED AND APPROVED BY THE PLANNING DEPARTMENT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
  17. CUSTOMER, EMPLOYEE AND VISITOR PARKING SHALL BE SCREENED FROM STREET VIEW BY LOW MASONRY THE PARKING SCREEN WALLS SHALL BE FINISHED ON BOTH SIDES USING THE SAME MATERIALS AND COLORS, AND A DESIGN TO COMPLEMENT THAT OF THE MAIN BUILDING.
  18. ALL EXTERIOR METAL SHALL BE FINISHED OR PAINTED TO MATCH THE APPROVED PROJECT COLORS.
  19. EXISTING ON-SITE PLANT MATERIAL DAMAGED DURING CONSTRUCTION SHALL BE REPLACED WITH COMPARABLE SPECIES AND SIZE.
- GENERAL NOTES:**
1. ALL DIMENSIONS ARE TO FACE-OF-CURB OR FACE-OF-BUILDING UNLESS NOTED OTHERWISE.
  2. THE PROPOSED SITE PLAN AND DATA SHOWN ARE PRELIMINARY IN NATURE AND SUBJECT TO CHANGE PER AGENCY REVIEW AND OWNER REQUIREMENTS.
  3. PRIMARY ROOF DRAINS ON EAST SIDE OF BUILDING WILL BE PIPED DIRECTLY UNDERGROUND. PRIMARY ROOF DRAINS ON WEST SIDE OF BUILDING AND ALL SECONDARY DRAINS WILL BE ALLOWED TO CONVEY OVERFLOW TO SPLASH PADS AS SURFACE DRAINAGE.

**SITE PLAN LEGEND**

PEDESTRIAN ACCESS TO PUBLIC R.O.W.	SYMBOL OF ACCESSIBILITY
EXISTING PROPERTY LINE	PROPOSED SITE LIGHTING
PROPOSED EASEMENT	PROPOSED WATER METER BOX
STAMPED ASPHALT PAVEMENT	PROPOSED BACK FLOW PREVENTION DEVICE
TRASH ENCLOSURE PER STD DET GIL-180	PROPOSED ISOLATION VALVE
ACCESSIBLE PARKING SIGN/BOLLARD	PROPOSED TRANSFORMER

ZONING: GENERAL COMMERCIAL

**CONCEPTUAL SITE PLAN**

SCALE: 1:20

0' 5' 20' 40' 60'

**coaction GROUP**  
Single Source Clinical Facilities Developer

2727 W. Foye Rd.  
Chandler, AZ 85224

P 480-452-2210  
F 480-907-1180

**GILBERT FAMILY GENERAL HOSPITAL**  
SEC OF S. VAL VISTA DR & S. MARKET ST.  
GILBERT, AZ

Initial Drawing Date:  
05 | 05 | 2017

Revisions:

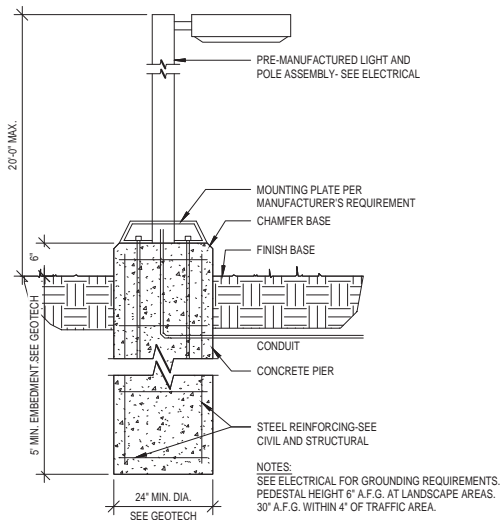
10.1.2017	PROTOTYPE-A
03.28.2018	DESIGN REVIEW
06.13.2018	1ST REVIEW COMMENTS
07.20.2018	STUDY SESSION COMMENTS
DESC	DESC
DESC	DESC
DESC	DESC
DESC	DESC
DESC	DESC
DESC	DESC

Coaction Project Number:  
17.004

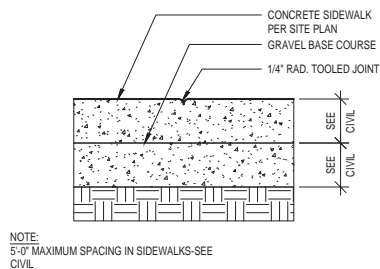
**SP.2**

coaction architectural group

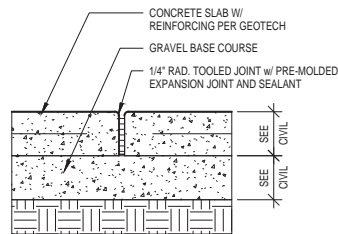




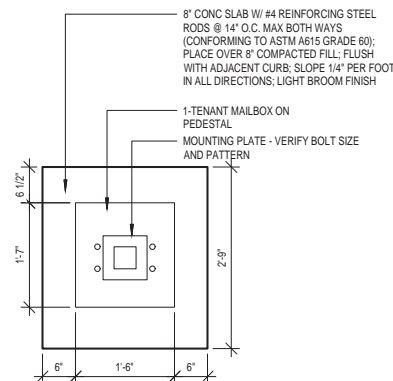
10 EXTERIOR LIGHT POLE BASE  
3/4" = 1'-0"



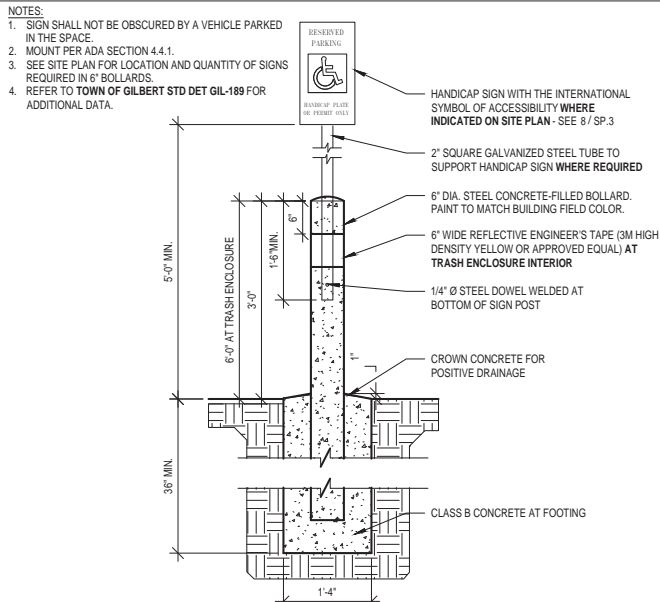
11 CONTROL JOINT @ CONC. WALKS  
3/4" = 1'-0"



12 CONCRETE EXPANSION JOINT  
3/4" = 1'-0"



13 MAILBOX PAD  
3/4" = 1'-0"



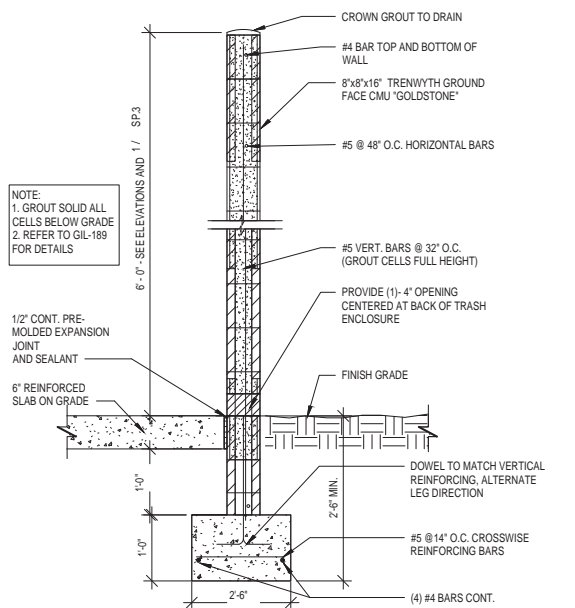
7 ADA PARKING SIGN & 6\"/>



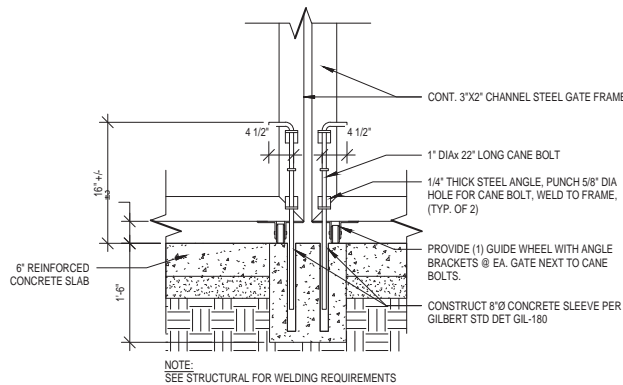
8 ADA PARKING SIGN ENLARGED  
3" = 1'-0"



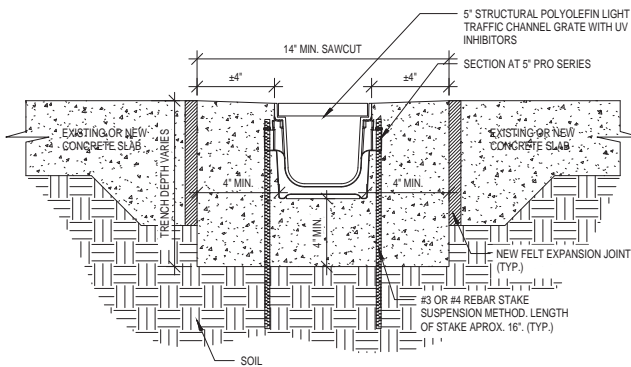
9 DEVELOPER PLAQUE  
6" = 1'-0"



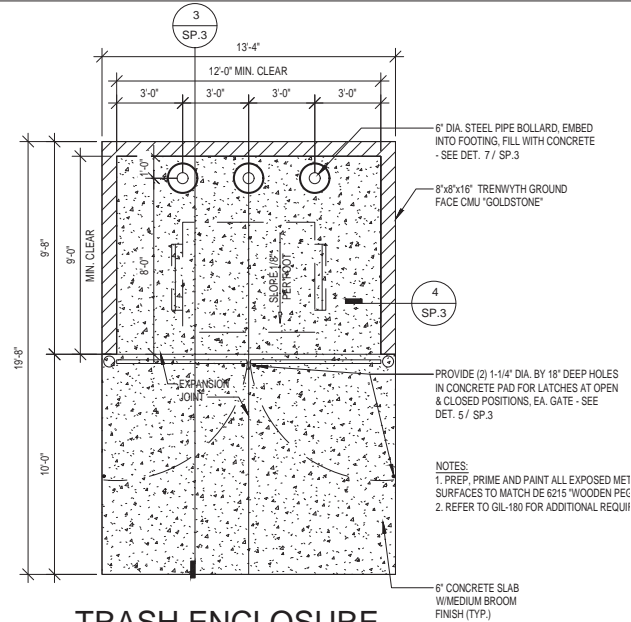
4 CMU ENCLOSURE WALL  
3/4" = 1'-0"



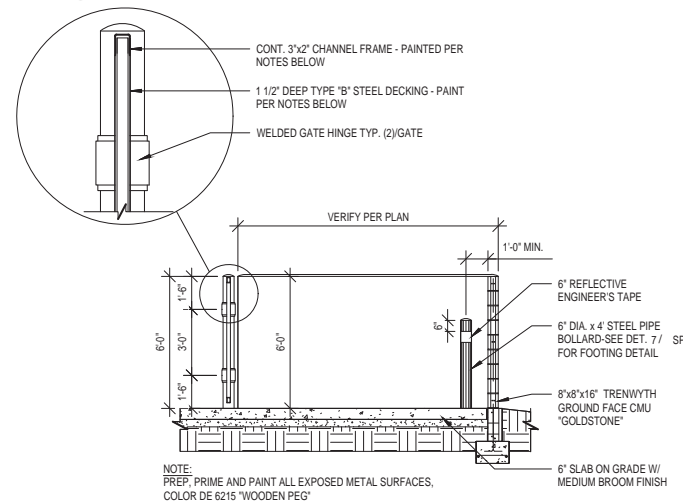
5 T.E. CANE BOLT & GUIDE WHEEL  
3/4" = 1'-0"



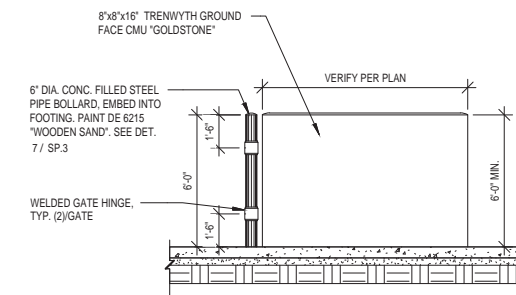
6 SIDEWALK/TRENCH DRAIN DETAIL  
1/2" = 1'-0"



1 TRASH ENCLOSURE PLAN  
1/4" = 1'-0"



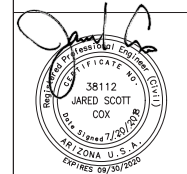
2 TRASH ENCLOSURE - SECTION  
1/4" = 1'-0"



3 TRASH ENCLOSURE-SIDE ELEVATION  
1/4" = 1'-0"

## SITE DETAILS

AS INDICATED



# GILBERT FAMILY GENERAL HOSPITAL

SEC OF S. VAL VISTA DR & S. MARKET ST.  
GILBERT, AZ

Initial Drawing Date:  
05 | 05 | 2017

Revisions:	
10.1.2017	PROTOTYPE-A
03.28.2018	DESIGN REVIEW
06.13.2018	1ST REVIEW COMMENTS
07.20.2018	STUDY SESSION COMMENTS
5	DESC
6	DESC
7	DESC
8	DESC
9	DESC
10	DESC

Coaction Project Number:  
17.004

SP.3



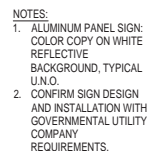


(10)

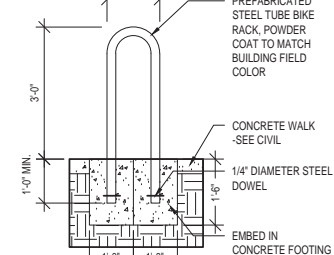


## (11

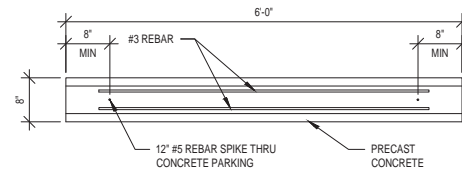
## (12)



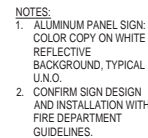
( 7



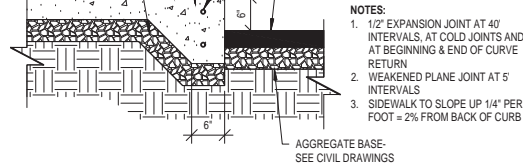
( 4



(5)



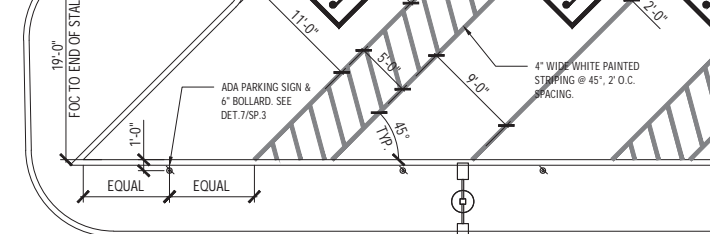
(8)



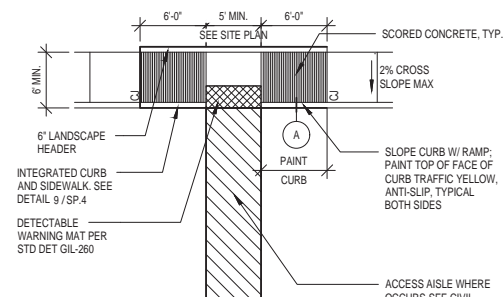
## (9)



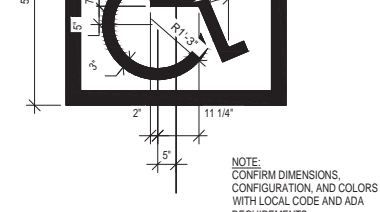
## (6)



(



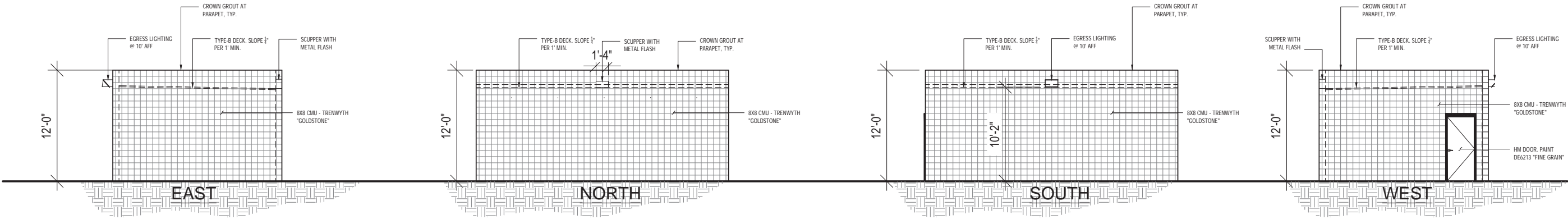
## (3)



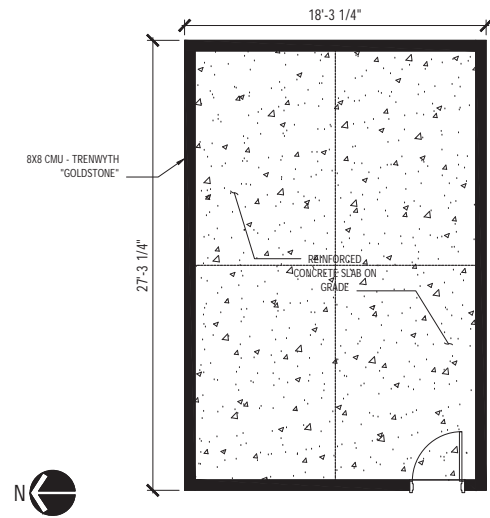
## ( )

AS INDICATED





2 **GENERATOR ENCLOSURE ELEVATIONS**  
3/16" = 1'-0"



1 **GENERATOR ENCLOSURE PLAN**  
3/16" = 1'-0"

**SITE DETAILS**  
AS INDICATED

coaction  
GROUP

Single Source Clinical Facilities Developer

2727 W. Faye Rd.  
Chandler, AZ 85224  
P 480-452-2210  
F 480-907-1180

Professional Engineer  
Jared Scott  
38112  
JARED SCOTT  
COX  
P.E. License #7201008  
Arizona U.S.A.  
Expires 01/01/2020

**GILBERT FAMILY GENERAL HOSPITAL**  
SEC OF S. VAL VISTA DR & S. MARKET ST.  
GILBERT, AZ

Initial Drawing Date:	
05   05   2017	
Revisions:	
1	10.1.2017    PROTOTYPE-A
2	03.28.2018    DESIGN REVIEW
3	06.13.2018    1ST REVIEW COMMENTS
4	07.20.2018    STUDY SESSION COMMENTS
5	----- DESC
6	----- DESC
7	----- DESC
8	----- DESC
9	----- DESC
10	----- DESC
Coaction Project Number:	
17.004	



LANDSCAPE NOTES

- CONTRACTOR TO OBTAIN PERMITS FROM LOCAL AGENCIES AND UTILITY COMPANIES HAVING JURISDICTION OVER THIS SITE.
- CONTRACTOR TO VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO ANY INSTALLATION.
- CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY TO INSTALL THE WORK INDICATED ON THE LANDSCAPE DOCUMENTS. HE SHALL BE RESPONSIBLE FOR CAREFUL SITE INSPECTION, DETAILED REVIEW OF THE PLANS, AND COORDINATION WITH OTHER CONTRACTORS ON-SITE PRIOR TO ANY INSTALLATION. ANY DISCREPANCIES SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE OWNER'S AGENT.
- PRIOR TO INITIATING THESE LANDSCAPE IMPROVEMENTS, THE LANDSCAPE CONTRACTOR MUST SCHEDULE A PRE-CONSTRUCTION MEETING ON-SITE WITH THE APPROVAL OF THE OWNER AND THE GENERAL CONTRACTOR. THE OWNER'S REPRESENTATIVE AND/OR THE PROJECT LANDSCAPE ARCHITECT MUST BE PRESENT. THE PURPOSE OF THIS MEETING IS TO RESOLVE ANY EXISTING SITE CONDITIONS THAT MAY BE IN CONFLICT WITH THE LANDSCAPE CONSTRUCTION DOCUMENTS AND THEREFORE IMPACT THE INSTALLATION OF ANY OF THE PROPOSED IMPROVEMENTS. THIS FIRST MEETING SHOULD BE SCHEDULED TO OCCUR AT THE COMPLETION OF ON-SITE AND OFF-SITE IMPROVEMENTS INCLUDING: ALL UNDERGROUND UTILITIES, MASS GRADING, AND STREET IMPROVEMENTS.
- DAMAGE TO EXISTING LANDSCAPING, UNDERGROUND UTILITIES, IRRIGATION LINES, ELECTRICAL LINES, ETC. SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE.
- ANY DISCREPANCIES FOUND BETWEEN THE PLANS AND THE SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
- ALL QUANTITIES PROVIDED ARE FOR BIDDING PURPOSES ONLY. LANDSCAPE CONTRACTOR SHALL VERIFY ALL QUANTITIES PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FINISH GRADES IN LANDSCAPED AREAS. HE SHALL DETERMINE WITH THE GENERAL CONTRACTOR, THE EXTENT OF ROUGH GRADING AND/OR FINE GRADING TO BE ESTABLISHED BY OTHERS.
- ALL GRADING AND DRAINAGE SHALL BE IN ACCORDANCE WITH THE PLANS PREPARED BY THE PROJECT CIVIL ENGINEER, OR AS DIRECTED BY THE OWNER'S AGENT. PROVIDE POSITIVE DRAINAGE AWAY FROM THE BUILDING(S) IN ALL CONDITIONS. CONTRACTOR TO MEET ALL EXISTING GRADES AT PROJECT BOUNDARIES. FINISH GRADE SHALL BE 3" BELOW THE TOP OF ADJACENT WALKS AND CURBS PRIOR TO RECEIVING MULCH OR DECOMPOSED GRANITE.
- ALL AREAS DISTURBED DURING CONSTRUCTION TO BE FINE GRADED. ADJACENT UNDISTURBED AREAS DAMAGED OR DISTURBED TO BE RESTORED TO ITS ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.
- CONTRACTOR SHALL FINE GRADE ENTIRE LANDSCAPED AREA AS REQUIRED FOR INSTALLATION OF PLANTING. ALL GRADES SHALL BE NEAT, RAKED SMOOTH AND BE FREE OF DEBRIS PRIOR TO SUBSTANTIAL COMPLETION.
- PRIOR TO SPREADING MATERIAL GROUNDCOVERS, ADJUST AND COMPACT FINISH GRADES, APPLY WEED PRE-EMERGENT SURFLAN PER MANUFACTURER'S INSTRUCTIONS. THEN SPREAD DECOMPOSED GRANITE OR MULCH AS INDICATED ON PLANS. DECOMPOSED GRANITE SHALL BE RAKED AND WATERED TO SETTLE FINES WITH A MINIMUM FINAL DEPTH OF 2". PROVIDE A SECOND APPLICATION OF THE PRE-EMERGENT SURFLAN AT THE END OF THE MAINTENANCE PERIOD.
- ALL LANDSCAPED AREAS SHALL RECEIVE A 2" TOP DRESSING OF DECOMPOSED GRANITE. PROVIDE SAMPLE OF SIZE AND COLOR FOR APPROVAL BY OWNER'S AGENT PRIOR TO DELIVERY.
- STAKE LOCATIONS OF ALL TREES FOR APPROVAL PRIOR TO INSTALLATION OF ANY PLANT MATERIAL.
- ALL PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED (IN-LEAF) AS IS TYPICAL FOR THE SPECIES. THEY SHALL HAVE HEALTHY, WELL DEVELOPED ROOT SYSTEMS (NOT POT BOUND), A NORMAL HABIT OF GROWTH CONSISTENT WITH INDUSTRY STANDARDS, AND FREE OF ANY BRUISES, CUTS, OR OTHER ABNORMALITIES. PLANT MATERIAL SHALL BE SIZED IN ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK, LATEST EDITION, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMAN; AND THE ARIZONA NURSERYMAN ASSOCIATION. BACKFILL MIXTURES, EXCEPT AS NOTED, TO BE COMPRISED OF 75% NATIVE SOIL AND 25% DECOMPOSED GRANULAR BARK MULCH, AND 2 LBS. DISPERSAL PER CUBIC YARD OF BACKFILL.
- ADD AGRI-FORM FERTILIZER TABLETS AT THE FOLLOWING RATES:  
1 GALLON PLANT - 1 TABLET  
15 GALLON PLANT - 4 TABLETS  
5 GALLON PLANT - 2 TABLET  
BOXED TREE - 6 TABLETS (MIN.)  
TABLETS TO BE PLACED NO DEEPER THAN 6" BELOW SOIL SURFACE.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL PLANTS SHOWN ON PLANTING PLAN. DO NOT SUBSTITUTE PLANTS BY TYPE OR QUANTITY WITHOUT WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT, OWNER'S AGENT, OR TOWN OF GILBERT.
- THE OWNER'S AGENT RESERVES THE RIGHT TO REJECT ANY SELECTION OF PLANT MATERIAL THAT DOES NOT SATISFY THE INTENT OF THE LANDSCAPE DESIGN BASED ON: SIZE, SHAPE, EVIDENCE OF STRESS OR IMPROPER CARE.
- PRIOR TO INITIATING THE 90-DAY MAINTENANCE PERIOD, COMPLETE ANY INITIAL PUNCH LIST ITEMS, THEN OBTAIN APPROVAL FROM OWNER'S AGENT OF SUBSTANTIAL COMPLETION. DETERMINE WITH OWNER'S AGENT THE START DATE FOR THE 90-DAY MAINTENANCE PERIOD. CONTRACTOR TO THEN MAINTAIN LANDSCAPE WHICH MAY INCLUDE WATERING, WEEDING, PRUNING, AND REPLACEMENT OF ANY MATERIAL THAT HAS DIED OR IS SHOWING EVIDENCE OF STRESS. SUBMIT WRITTEN REQUEST FOR FINAL PUNCH LIST ONE WEEK PRIOR TO END OF MAINTENANCE PERIOD.
- PROVIDE OWNER WITH A WRITTEN GUARANTEE OF ONE YEAR FOR ALL TREES AND SIX MONTHS FOR ALL PLANT MATERIAL DATED FROM START OF THE MAINTENANCE PERIOD AGAINST DEFECTS INCLUDING DEATH AND UNSATISFACTORY GROWTH. PROVIDE OWNER WITH WRITTEN INSTRUCTIONS OUTLINING MAINTENANCE PROCEDURES TO BE ADOPTED IN ORDER TO PROTECT GUARANTEE. INCLUDE A SEASONAL WATERING SCHEDULE AND FERTILIZER PROGRAM.





















TOWN OF GILBERT NOTES

- A TOWN OF GILBERT PERMIT IS REQUIRED FOR THE INSTALLATION OF ANY LANDSCAPE OR IRRIGATION SYSTEM. IRRIGATION LINES MUST BE INSPECTED BEFORE BACKFILLING. A CD WITH PDF FORMAT "AS-BUILTS" OF THE LANDSCAPE AND IRRIGATION PLANS ARE ALSO REQUIRED.
- BEFORE THE TOWN OF GILBERT WILL ACCEPT AN INSTALLED BACKFLOW DEVICE FOR APPROVAL, THE FOLLOWING MUST BE ACCOMPLISHED: THE DEVICE MUST BE TESTED BY A STATE CERTIFIED BACKFLOW TESTER AND THE TEST RESULTS FORWARDED TO THE TOWN OF GILBERT BACKFLOW SPECIALIST. THE TOWN WILL PROVIDE A CURRENT LIST OF CERTIFIED TESTERS FROM WHICH TO SELECT. TESTER FEES WILL BE AT THE EXPENSE OF THE INSTALLER.
- DESIGN OF ANY WALLS, ENTRY MONUMENT SIGNAGE OR RAMADAS THAT MAY BE PRESENTED HEREIN HAVE BEEN REVIEWED AS CONCEPTUAL ONLY AND WILL REQUIRE A SEPARATE REVIEW AND PERMIT FROM THE BUILDING DEPARTMENT. IN NO CASE SHALL THE DEPICTED WALLS, ENTRY MONUMENT SIGNAGE OR RAMADAS BE CONSIDERED FINAL. APPROVAL BY THE PLANNING DEPARTMENT IS REQUIRED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR SAID WALLS, ENTRY MONUMENTS AND RAMADAS.
- NO PLANT MATERIAL SHALL COME WITHIN 3- FEET OF FIRE HYDRANTS OR ANY FIRE DEPARTMENT EQUIPMENT.
- NO PLANTING OR OBJECTS WITHIN THE TOWN OF GILBERT SIGHT VISIBILITY TRIANGLES SHALL EXCEED 2'-FEET. TREES SHALL HAVE A 7'-FEET MINIMUM CLEAR CANOPY.
- ALL TREES, SHRUBS AND GROUNDCOVER SHALL MEET OR EXCEED ARIZONA NURSERY ASSOCIATION (ANA) SPECIFICATIONS.
- CONSTRUCTION MAY BEGIN AFTER ALL PERMITS HAVE BEEN OBTAINED.

MAINTENANCE NOTE:  
ALL LANDSCAPE AREAS AND MATERIALS SHALL BE MAINTAINED IN A HEALTHY, NEAT, CLEAN AND WEED-FREE CONDITION. THIS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION.

CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH THESE PLANS AND ANY DEVIATIONS WILL REQUIRE REAPPROVAL. LANDSCAPE INSTALLATIONS SHALL BE APPROVED BY TOWN OF GILBERT INSPECTION SERVICES BEFORE A CERTIFICATE OF OCCUPANCY CAN BE ISSUED.

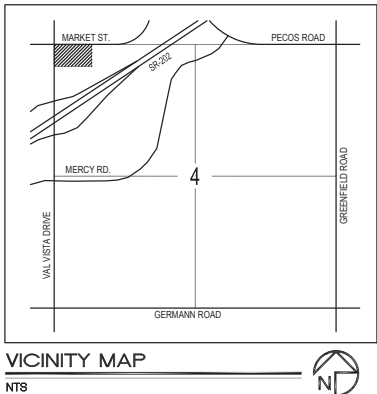
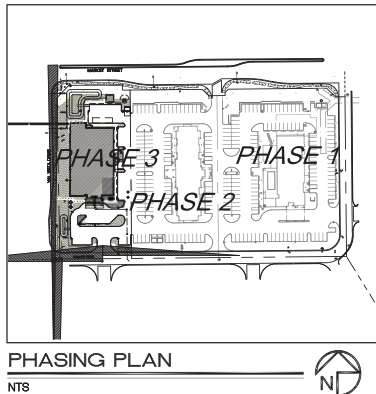
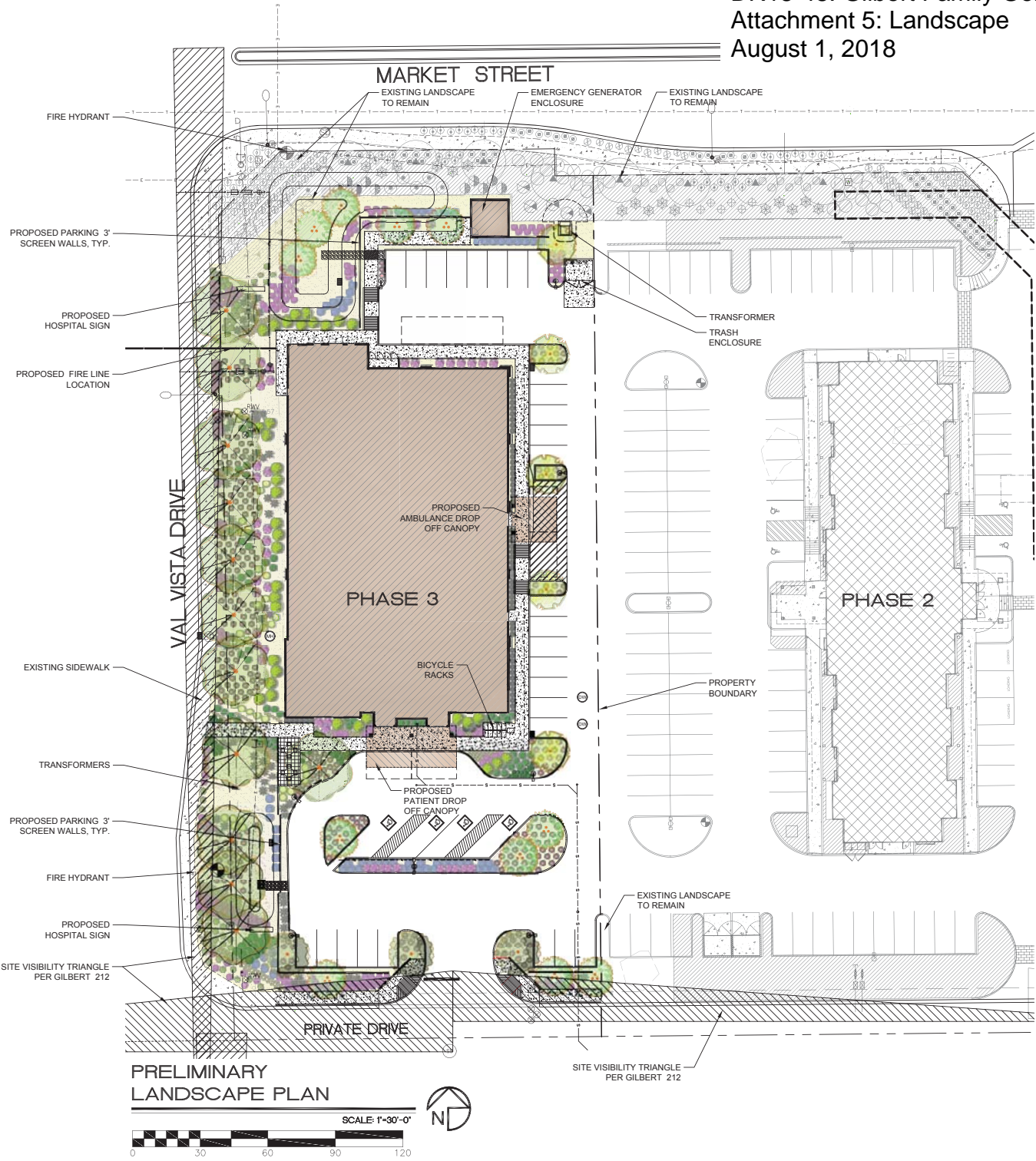
PLANTING SCHEDULE

TREES	QTY	BOTANICAL NAME / COMMON NAME	CONT
	5	Olea europaea 'Swan Hill' TM / Swan Hill Olive	24" box
	11	Parkinsonia x 'Desert Museum' / Desert Museum Palo Verde	24" box
	12	Pistacia chinensis / Chinese Pistache	24" box
	3	Prosopis x 'AZT Seedless' / 'AZT' Seedless Hybrid Mesquite	36" box
SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	CONT
	36	Caesalpinia mexicana / Mexican Bird of Paradise	5 gallon
	3	Convolvulus cneorum / Bush Morning Glory	5 gallon
	71	Dasyliro quadrangulatum / Toothless Desert Spoon	5 gallon
	56	Euphorbia antisiphilitica / Candelilla Euphorbia	5 gallon
	54	Hesperaloe parviflora / Red Yucca	5 gallon
	66	Leucophyllum candidum 'Thunder Cloud' TM / Brewster County Barometerbush	5 gallon
	45	Leucophyllum langmaniae 'Rio Bravo' TM / Rio Bravo Sage	5 gallon
	314	Muhlenbergia capillaris 'Regal Mist' TM / Regal Mist Deer Grass	5 gallon
	14	Simmondsia chinensis 'Vista' / Compact Jojoba	5 gallon
	34	Tecoma stans 'Gold Star' / Gold Star Tecoma	5 gallon
GROUND COVER	QTY	BOTANICAL NAME / COMMON NAME	CONT
	54	Eriogonum fasciculatum / Flattop Buckwheat	5 gallon
	226	Lantana montevidensis 'Purple' / Purple Trailing Lantana	5 gallon
	228	Lantana x 'New Gold' / New Gold Lantana	5 gallon
	47	Sphagneticola trilobata / Yellow Dot	5 gallon
VINE/ESPALIER	QTY	BOTANICAL NAME / COMMON NAME	CONT
	6	Hardenbergia violacea / Lilac Vine Trellis	5 gallon
	14	Podranea ricasoliana / Pink Trumpet Vine	5 gallon

- NOTES:
- TREE HEIGHTS AND CALIPERS WILL COMPLY WITH "ARIZONA NURSERY ASSOCIATION SPECIFICATIONS" FOR THAT TYPE AND SIZE OF TREE.
  - LANDSCAPE TO BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
  - ALL POTS AND SITE FURNISHINGS TO BE SUPPLIED BY OWNER. POTS TO BE PLANTED WITH SEASONAL PLANTS AND WATERED BY HOSPITAL MAINTENANCE STAFF.

LANDSCAPE CALCULATIONS

AREA	PHASE 1	PHASE 2	PHASE 3
ON-SITE	31,889 SQ.FT.	10,305 SQ.FT.	10,305 SQ.FT.
OFF-SITE	3,190 SQ.FT.	NA	NA
TOTAL	35,079 SQ.FT.	10,305 SQ.FT.	10,305 SQ.FT.



NO.	DATE:

The **WLB** Group, Inc.  
Engineering • Planning • Surveying  
Landscape Architecture • Urban Design  
Offices located in: Tucson, Phoenix,  
Flagstaff, and Gilbert, Arizona  
500 N. Beaver Street, Flagstaff, AZ 86001  
PH (928) 779-1500

GILBERT FAMILY HOSPITAL  
PRELIMINARY  
LANDSCAPE PLAN



DESIGNED BY: EHL/SCP	DATE: MARCH 2018
DRAWN BY: EHL	BY: EHL
CHECK BY: SCP	DATE: MARCH 2018
DATE: MARCH 2018	BY: EHL

PROJECT NO.	
SHEET	OF
1	1



# GILBERT FAMILY GENERAL HOSPITAL

LOT 2C OF PARCEL 8  
SPECTRUM COMMERCIAL CORE RE-PLAT  
SEC OF S. VAL VISTA DR & S. MARKET ST.  
GILBERT, AZ

## DEVELOPER

COACTION DEVELOPMENT GROUP, LLC  
2727 W. FRYE ROAD, SUITE #210  
CHANDLER, AZ 85224  
CONTACT: JARED COX, PE  
T. 480.719.8048  
E. JARED.COX@COACTIONGRP.COM

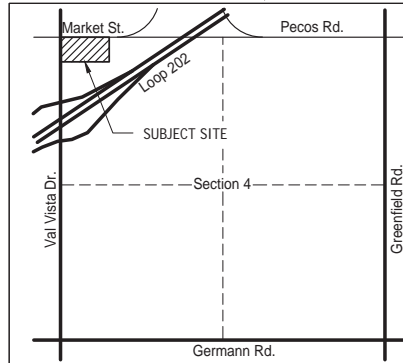
## ARCHITECT

COACTION ARCHITECTURAL GROUP, LLC  
2727 W. FRYE ROAD, SUITE #210  
CHANDLER, AZ 85224  
CONTACT: JARED COX, PE  
T. 480.719.8048  
E. JARED.COX@COACTIONGRP.COM

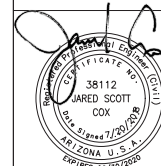
## CIVIL ENGINEER

COACTION DEVELOPMENT GROUP, LLC  
2727 W. FRYE ROAD, SUITE #210  
CHANDLER, AZ 85224  
CONTACT: JARED COX, PE  
T. 480.719.8048  
E. JARED.COX@COACTIONGRP.COM

## VICINITY MAP, N.T.S.



DR18-48: Gilbert Family General Hospital  
Attachment 6: Grading and Drainage  
August 1, 2018



## PROJECT DATA

### FLOOD ZONE

ACCORDING TO THE FLOOD INSURANCE RATE MAP #04013C2742M, DATED 11/4/2015, THE SUBJECT SITE IS LOCATED IN THE ZONE "X", DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN, AND PROTECTED BY LEVEE FROM THE 100-YEAR FLOOD EVENT.

### AREA

SPECTRUM COMMERCIAL CORE  
LOT 2C (PHASE 3): 64,368 SF (±1.4777 AC)

### STORM WATER RETENTION CALCULATIONS

#### DRAINAGE AREA 1:

##### REQUIRED VOLUMES:

ONSITE  
 $V_r = A \times C \times d$   
 $V_r = 32,055 \times 0.85 \times 0.25$   
 $V_r = 6,812 \text{ CF}$   
**TOTAL REQUIRED VOLUME = 10,837 CF**

##### PROVIDED VOLUMES:

RETENTION BASIN 1  
 $V_p = 3,681 \text{ CF}$

UNDERGROUND RETENTION (10' DIA. CMP)  
 $V_p = 7,697 \text{ CF (98 LF)}$

#### DRAINAGE AREA 2:

##### REQUIRED VOLUMES:

ONSITE  
 $V_r = A \times C \times d$   
 $V_r = 32,313 \times 0.85 \times 0.25$   
 $V_r = 6,866 \text{ CF}$   
**TOTAL REQUIRED VOLUME = 13,463 CF**

##### PROVIDED VOLUMES:

RETENTION BASIN 2  
 $V_p = 435 \text{ CF}$

UNDERGROUND RETENTION (10' DIA. CMP)  
 $V_p = 14,137 \text{ CF (180 LF)}$

##### OVERALL:

**TOTAL VOLUME REQUIRED = 24,300 CF**  
**PROVIDED DA-1 = 11,378 CF**  
**PROVIDED DA-2 = 14,572 CF**  
**TOTAL VOLUME PROVIDED = 25,950 CF**

## LEGEND

- EXISTING CONTOURS
- FLOW ARROW
- EXISTING ELEVATION
- PROPOSED ELEVATION
- PROPOSED WATER METER
- PROPOSED BACKFLOW DEVICE
- PROPOSED ISOLATION VALVE
- PROPOSED MAN HOLE
- PROPOSED DRY WELL

GILBERT FAMILY GENERAL HOSPITAL  
SEC OF S. VAL VISTA DR & S. MARKET ST.  
GILBERT, AZ

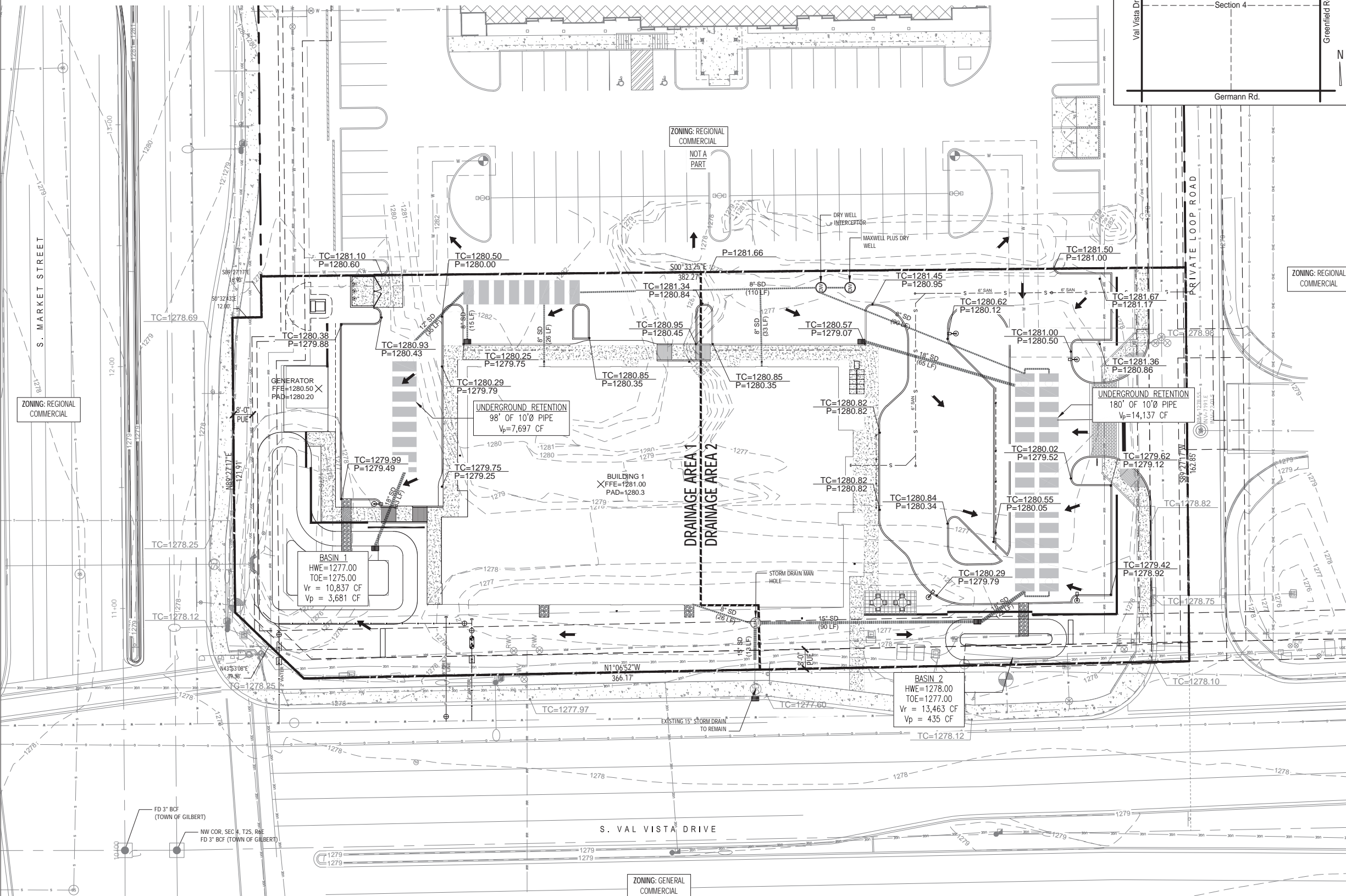
Initial Drawing Date:  
05 | 05 | 2017

Revisions:
10.1.2017 PROTOTYPE-A
03.28.2018 DESIGN REVIEW
06.13.2018 1ST REVIEW COMMENTS
07.20.2018 STUDY SESSION COMMENTS
DESC
DESC
DESC
DESC
DESC
DESC

Coaction Project Number:  
17.004



coaction architectural group



## GENERAL NOTES

- ALL GRADES SHOWN ARE PRELIMINARY AND SUBJECT TO CHANGE PENDING FINAL DESIGN.
- ALL ELEVATIONS SHOWN ARE RELATIVE TO FINISHED SURFACE UNLESS NOTED OTHERWISE.
- ANY STORM EQUIPMENT, PIPING, BASINS, ETC. ARE SIZED AS PRELIMINARY ONLY AND SUBJECT TO FINAL DESIGN AND REVIEW.
- ANY PROPOSED STORM EQUIPMENT, PIPING, BASINS, ETC. SHALL BE INSTALLED PER MAG & TOWN OF GILBERT STANDARD DETAILS.
- ROOF DRAINAGE IS ASSUMED TO BE CONVEYED TO UNDERGROUND MEANS OF RETENTION.
- EXISTING LOCATIONS SHOWN ARE APPROXIMATE AND REQUIRE FIELD VERIFICATION.

CONCEPTUAL GRADING & DRAINAGE

SCALE: 1:20





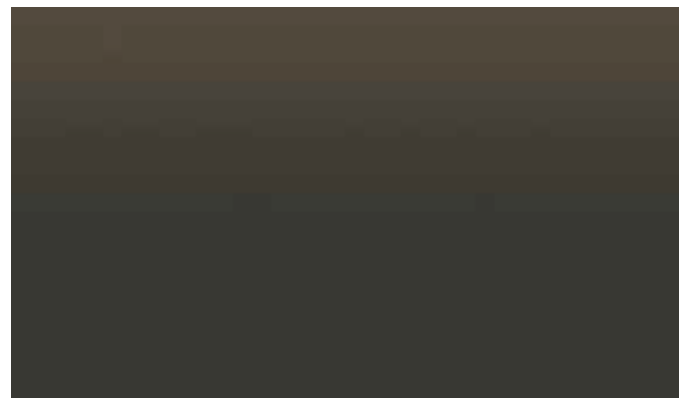
EIFS: DUNN EDWARDS  
"COLD MORNING"



EIFS: DUNN EDWARDS  
"FINE GRAIN"



EIFS: DUNN EDWARDS  
"WOODEN PEGS"



STOREFRONT & EXTERIOR METALS:  
DARK BRONZE ANODIZED ALUMINUM  
MATCH ALPOLIC "JBR BRONZE"



GLAZING: SOLARBAN 60  
CLEAR INSULATED



CMU: ECHELON TRENWYTH  
"GOLDSTONE"





<b>SIGNAGE</b> CONFORMS WITH 80% WALL WIDTH & 80% SIGN BAND DIMENSIONAL REQUIREMENTS. SIGNAGE PERMIT UNDER SEPARATE SUBMITTAL.
<b>MATERIALS &amp; FINISH</b>
EIFS - DE 6365 "COLD MORNING" EIFS - DE 6213 "FINE GRAIN" EIFS - DE 6215 "WOODEN PEG" METAL PANEL - ALPOLIC "JBR BRONZE" CMU - TRENWYTH "GOLDSTONE" LOUVER SCREEN - DRK BRONZE ANODIZED ALUM. CANOPIES - MATCH ALPOLIC "JBR BRONZE" MISC. EXTERIOR METALS - MATCH ALPOLIC "JBR BRONZE"
*DE DENOTES DUNN EDWARDS PAINT BRAND



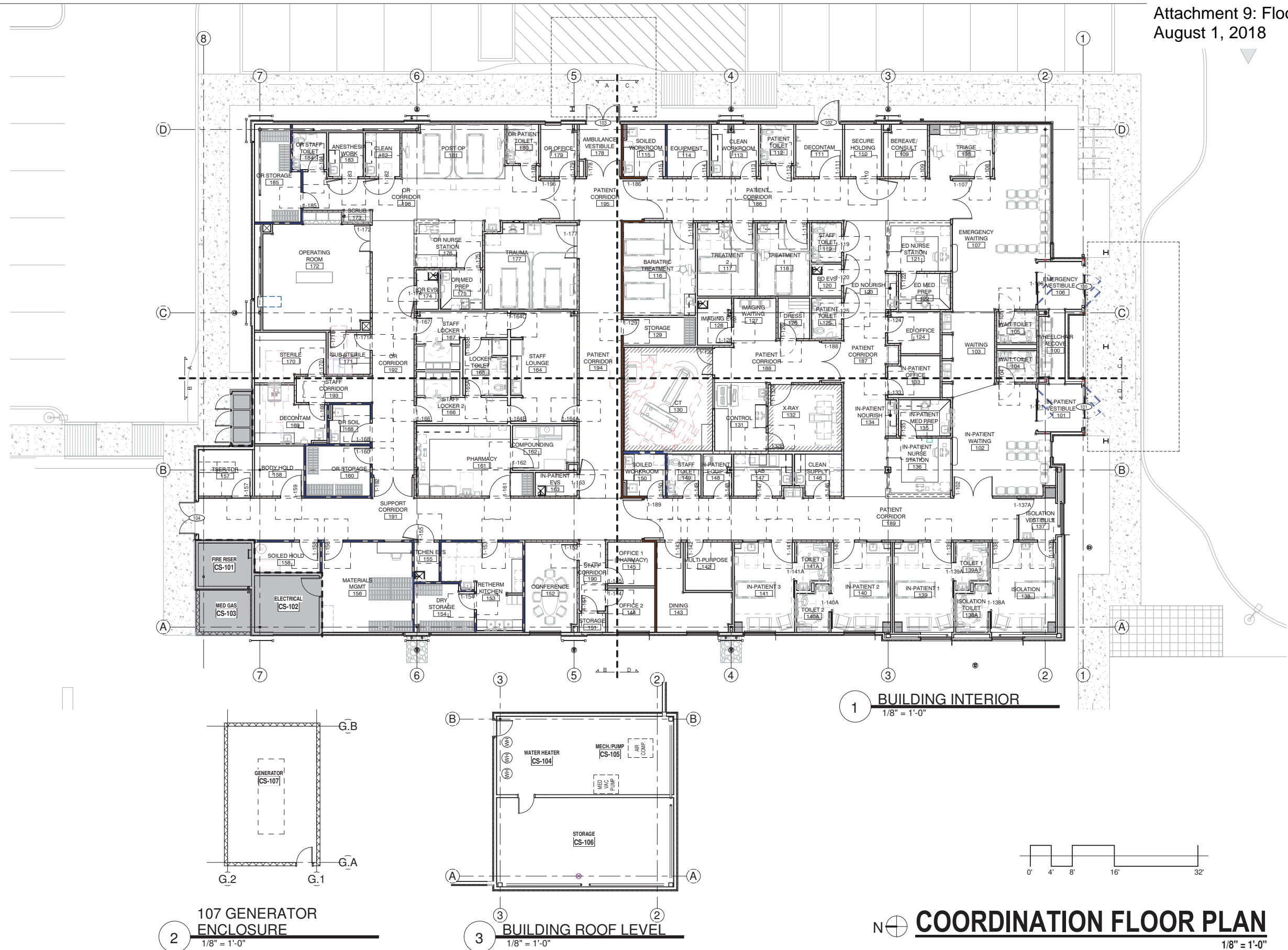


NW PERSEPECTIVE



SW PERSEPECTIVE





CORE & SHELL  
50% CONSTRUCTION DOCUMENTS  
**GILBERT FAMILY GENERAL HOSPITAL**  
3319 S. VAL VISTA DRIVE, GILBERT, AZ 85297

Drafted By: D. CASTELLO  
Checked By: D. DERR, RA  
Date Drawn: 7/24/2018  
Project #: 17.004

Rev #	DATE	REV. DESCRIPTION

**CS-G200**  
Sheet Number



Luminaire Schedule								
Scene: WOExistingLightFixture								
Symbol	Qty	Label	Arrangement	LLF	Description	Lum. Watts	Lum. Lumens	BUG Rating
☐	9	S4	SINGLE	0.850	WallSconce, Type 2 Distribution, (WSR LED 1 10A700 40K SR2 MVOLT)	24.1	2007	B1-U0-G1
☐	4	S6	SINGLE	0.850	Downlight, EVO 6, (EVO 35 20 6AR WD LS CRI90)	23.2	1685	B2-U0-G0
☐	1	S8	SINGLE	0.850	PoleSiteLighting, Type 5, (VUE-1-T5-64L-1050-40K-UNV)	205	20090	B4-U0-G2
☐	9	S11	SINGLE	0.850	Flood Light, 22W, LSI, (TSFL-22-45)	22.18	2069	B2-U0-G0
☐	4	S12	SINGLE	0.850	PoleSiteLighting, Type 4 with HouseSideShield (VUE-1-T4-64L-1050-40K-UNV-HSS)	205	17631	B1-U3-G2
☐	5	F11	SINGLE	0.850	Recessed Indirect LED 2X4, 2BZL4 40L LP835	38.93	4144	B2-U0-G1

Calculation Summary								
Scene: WOExistingLightFixture								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	
Site_LTG_Overall	Illuminance	Fc	1.68	12.2	0.0	N.A.	N.A.	
Site_LTG_PublicCanopy	Illuminance	Fc	7.25	8.5	6.3	1.15	1.35	
Site_LTG_StaffCanopy	Illuminance	Fc	5.40	5.8	4.5	1.20	1.29	

# Luminaire Schedule and Calculation Summary

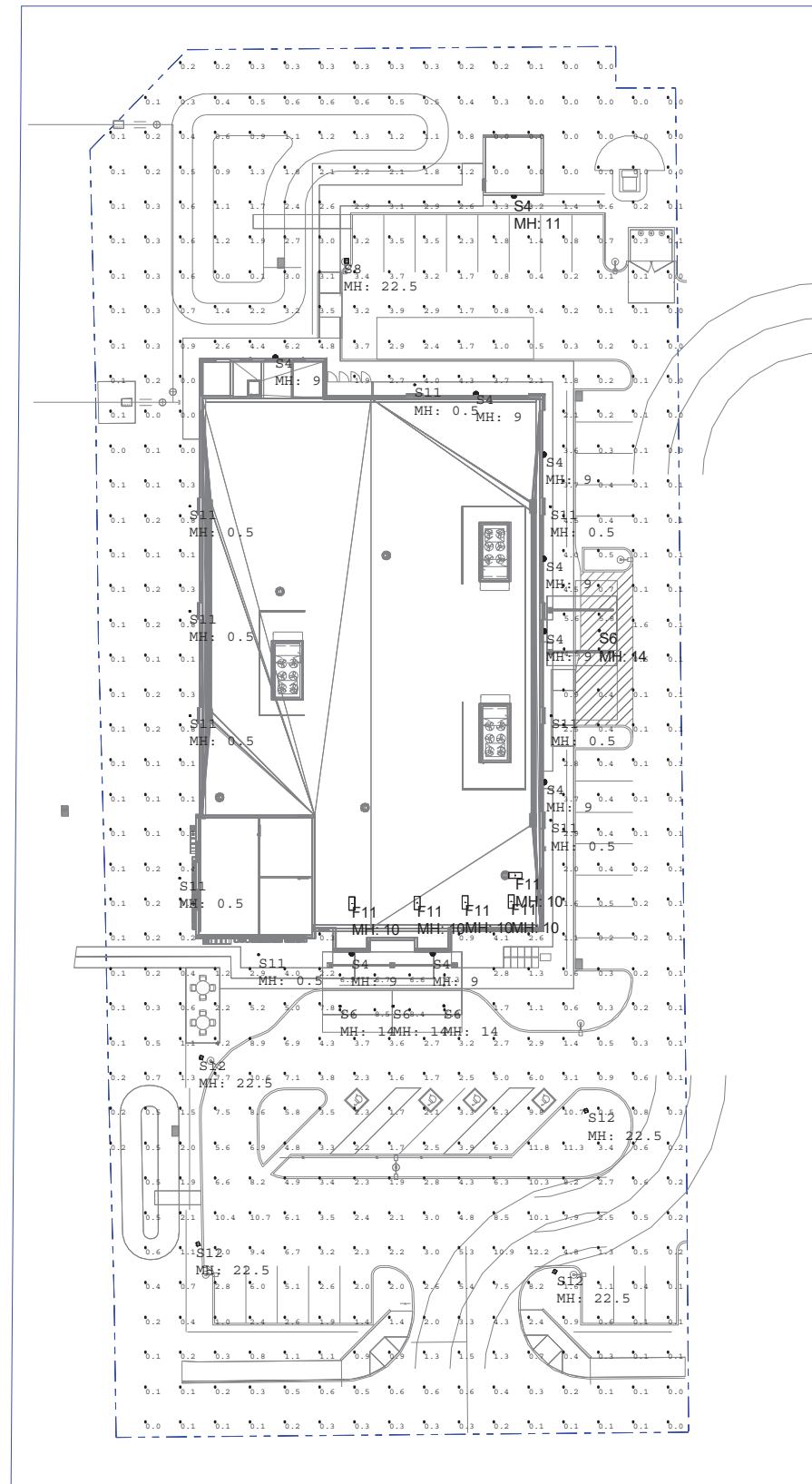


Revisions			
#	Date	Comments	

Drawn By:	Checked By:	Date: 06/25/2018	Scale:

Gilbert	
Gilbert	





Scale: 1 inch= 50 Ft.



#	Date	Comments

Drawn By:
Checked By:
Date: 06/25/2018
Scale:





Render Image - View Name : RenderViewpoint\_1

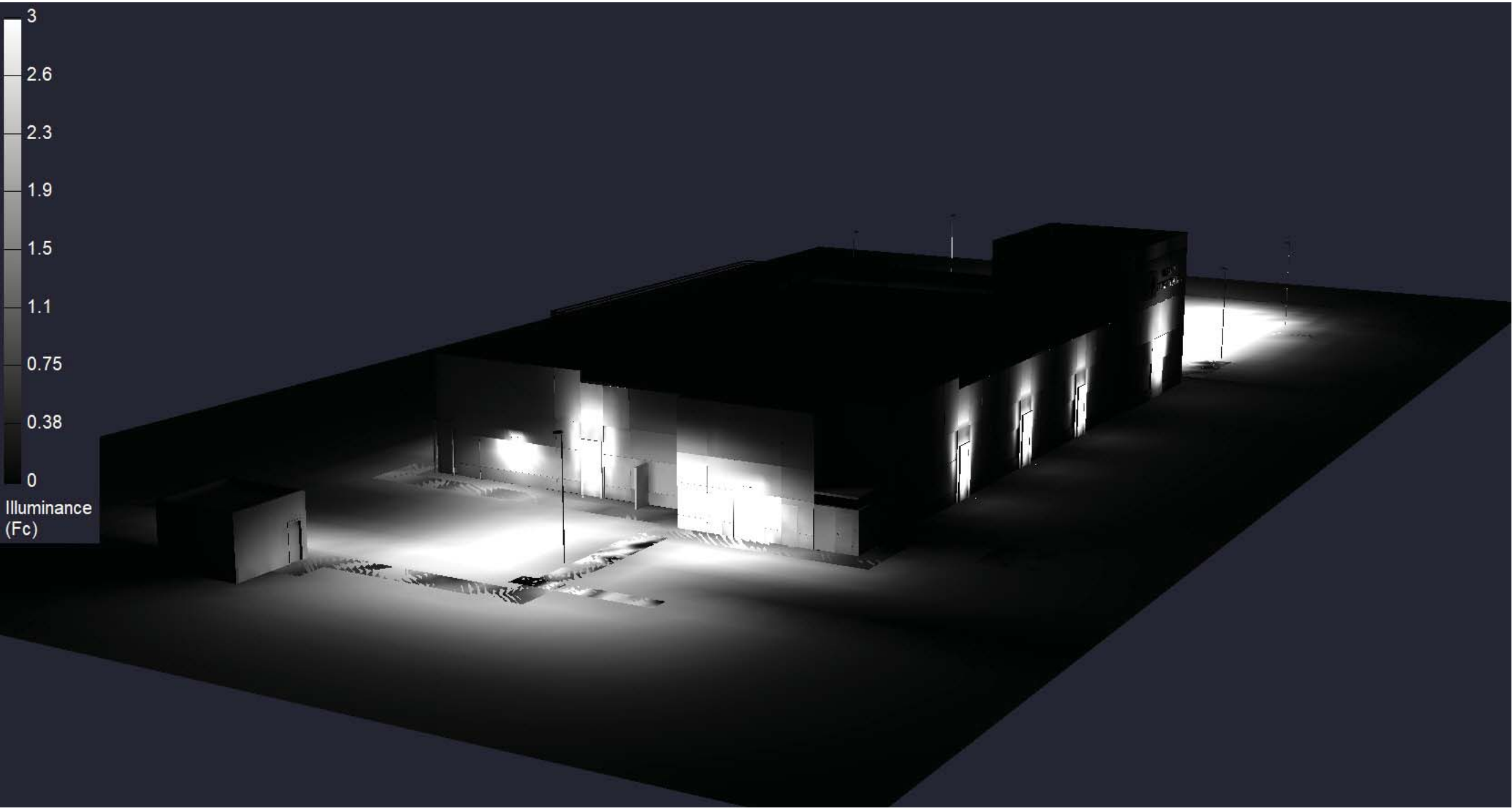


#	Date	Comments
Revisions		

Drawn By:	
Checked By:	
Date:	06/25/2018
Scale:	

Gilbert	
Gilbert	





Render Image - View Name : RenderViewpoint\_2



#	Date	Comments

Revisions

Drawn By:	
Checked By:	
Date:	06/25/2018
Scale:	

Gilbert	
Gilbert	





Render Image - View Name : RenderViewpoint\_3

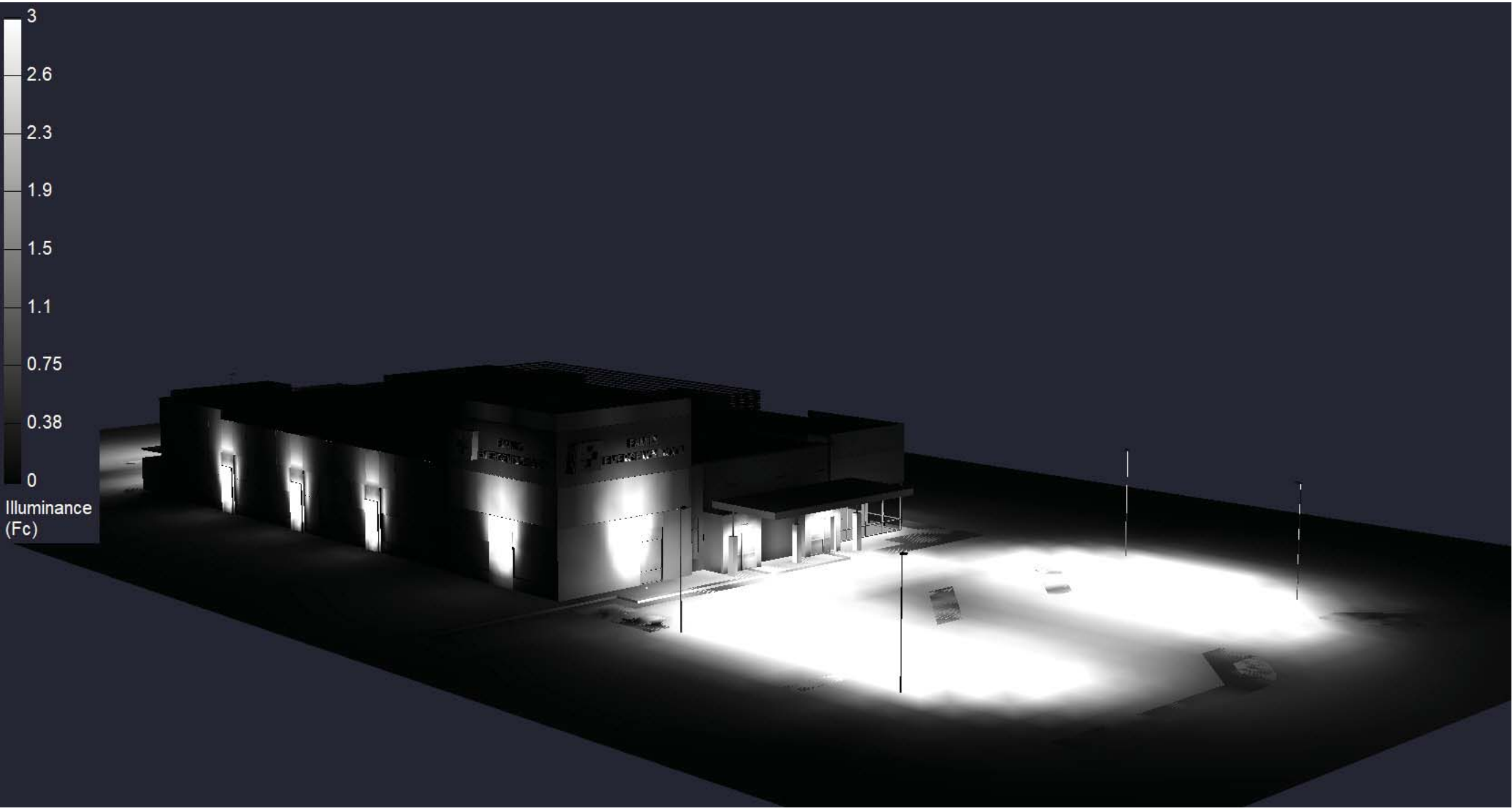


#	Date	Comments
Revisions		

Drawn By:	
Checked By:	
Date:	06/25/2018
Scale:	

Gilbert	
Gilbert	





Render Image - View Name : RenderViewpoint\_4



#	Date	Comments

Drawn By:	
Checked By:	
Date:	06/25/2018
Scale:	

Gilbert	
Gilbert	





Render Image - View Name : RenderViewpoint\_5



#	Date	Comments
Revisions		

Drawn By:	
Checked By:	
Date:	06/25/2018
Scale:	

Gilbert	
Gilbert	





Render Image - View Name : RenderViewpoint\_6



#	Date	Comments
Revisions		

Drawn By:	
Checked By:	
Date:	06/25/2018
Scale:	

Gilbert	
Gilbert	





Render Image - View Name : RenderViewpoint\_7



#	Date	Comments
Revisions		

Drawn By:	
Checked By:	
Date:	06/25/2018
Scale:	

Gilbert	
Gilbert	